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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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30/04/2024
 S-2001036590/2024

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with the incument are the part of this document.

[Signature]
 District Sub-Registrar-V
 Alipore, South 24 Parganas

30 APR 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on the 30th day of April Two
 Thousand and Twenty Four (2024) A.D.

BETWEEN

19523

NAME Indira Chatterjee. Adv
 ADD 14/C-1
 Rs.....
 25 APR 2024
S. CHATTERJEE
 Licentiate & Camp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

25 APR 2024

25 APR 2024



Indira Chatterjee
 Adv
 D/o Late Mihir Chatterjee
 W/o Asok Bhattacharya
 18c/2, K.S. Road
 Kol-75

DISTRICT SUB-REGISTRAR-V
 ALIPORE, SOUTH 24 PGS.
 30 APR 2024

(1) **SRI SUJIT DAS, (PAN EPLPD 2923 H) & (Aadhaar No. 5474 0867 3475)**, Mobile No.-7044763459, (DOB : 01.07.1972) Son of Late Mahananda Das, by Religion-Hindu, by Occupation- Business, by Nationality-Indian, (2) **SRI SHRIKRISHNA DAS (PAN-CSAPD 2697 E) & (Aadhaar No. 5208 8942 0270)**, Mobile No.9748568537 (DOB : 17.09.1961) Son of Late Ashananda Das & Smt. Nani Bala Das, by faith Hindu, by Occupation-Business, by Nationality Indian, (3) **SMT. BIVA RANI DAS, (PAN-BUIPD 1884 N) & (Aadhaar No. 7698 4389 6452)**, Mobile No.-9674530440 (DOB : 24.05.1956) Wife of Late Biren Chandra Das, by Religion-Hindu, by Occupation- Housewife, by Nationality Indian, (4). **SMT. KAJAL RANI DAS (PAN-FCOPD3049D) & (Aadhaar No. 5606 3625 6661)**, (DOB : 05.07.1962) Mobile No.8334801391, Wife of Late Dharendra Chandra Das, by faith Hindu, by Occupation-Housewife, by Nationality Indian (5) **SRI SUVANKAR DAS (PAN- CTJPD 3979 D) & (Aadhaar No. 6167 0719 7901)**, Mobile No.-9874527352, (DOB : 01.03.1987) (6) **SRI SUDIPTA DAS (PAN-DANPD 9789 K) & (Aadhaar No. 5935 1858 9909)**, Mobile No.-9836493323, (DOB : 17.04.1989) Sl. No. 5 & 6 both Sons of Late Dharendra Chandra Das, by Religion-Hindu, both by Occupation- Business, by Nationality Indian, (7) **SMT. KALYANI DAS (PAN-CDEPD 1905 N) & (Aadhaar No. 3128 1442 7166)**, Mobile No.-9051874550 (DOB : 25.11.1962) Wife of Late Dulu Das alias Dulal Chandra Das, by faith Hindu, by Occupation-Housewife, by Nationality Indian, (8) **SRI DIPON DAS, (PAN- BEYPD 8747 Q) & (Aadhaar No. 6561 9315 1845)**, Mobile No.-8240710439, (DOB : 26.10.1982) Son of Late Dulu Das alias Dulal Chandra Das, by faith Hindu, by occupation- Business, by Nationality – Indian, No. 1 to 8 all are residing at 76, Avenue South, P.O. Santoshpur, P.S. Purba Jadavpur now Survey Park, Kolkata-700 075, District : South 24-Parganas and (9) **SMT. SREEPARNA DASGUPTA, (PAN-BDCPD 1967R) & (Aadhaar No. 4560 9038 4007)**, Mobile No.-8777088026, (DOB : 14.04.1985) Wife of Sri Koustav Dasgupta and Daughter Of Late Dulu Das alias

Dulal Chandra Das, by faith Hindu, by Occupation-Singer, by Nationality Indian, residing at Q-45, Baishnabghata Patuli Township, P.O. Panchasayar, P.S. Jadavpur now Patuli, Kolkata-700 094 hereinafter jointly referred and called as **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective legal heirs, successors, assigns etc.) of the **ONE PART.**

AND

M/S. RIGHT CHOICE, a Partnership Firm, executed on 3/12/2013, PAN **AAYFM0754D**, C.E. No 0004-1610-0330 (17-18) G.S.T. No 19AAYFM0754D1ZY having its office at 25/A, Avenue 1st Road, P.S. – Survey Park, P.O. Santoshpur, Kolkata – 700075, represented by its Partners (1) **BAPPA DAS, PAN AGFPD9976R, AADHAAR NO :5750 6897 9347, MOB 9830086328, (DOB : 02.08.1976)** son of Late Satyaranjan Das, by faith – Hindu, by Nationality-Indian ,by occupation – Business, residing at 28, Lake Terrace, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075, (2) **TAPAS BHOWMICK, PAN AIZPB5944K, AADHAAR NO 880306905041, MOB : 9830248583, (DOB : 02.06.1977)** son of Late Gour Gopal Bhowmick, by faith – Hindu, by Nationality-Indian , by occupation – Business, residing at 9, Kabi Sukanta Road, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075, (3) **SAMARESH CHANDRA DAS, PAN AORPD8605D, AADHAAR NO 968446755599, MOB 9433756662, (DOB : 30.03.1978)** son of Late Suresh Chandra Das, by faith – Hindu, by Nationality-Indian by occupation – Business, residing at 25/A, Avenue First Road, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075 hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successors-in-office, legal representatives, and/or assigns) of the **OTHER PART.**

WHEREAS by virtue of a registered Kobala of 1952, registered in the Office of Sub-Registry Office at Alipore and recorded in Book No. 1, Volume No. 125,

Pages-1 /3 to 178, Being No. 7904, for the year 1952, One Modern House and Land Development Company sold, conveyed, transferred and assigned ALL THAT Land measuring 3 Cottahs more or less of Mouza- Santoshpur, J.L. No.22, A.D.S.R.O. Sealdah, Pargana-Khaspur, Revenue Survey No. 18, Collectorate Touzi No. 151, comprised in C.S. Dag No. 185, under C.S. Khatian No. 284, P.S. the then Jadavpur, District-24-Parganas unto and to and in favour of one Ashananda Das and Prafulya Kumar alias Chandra Das and thereafter by virtue of another Kobala, which was registered at Joint Sub-Registry Office of Alipore at Behal a and recorded in Book No. 1, Volume No. 17, Pages-29 to 35, Being No. 818, for the year 1952, said Ashananda Das and Prafulya Kumar alias Chandra Das also purchased ALL THAT piece and parcel of Land measuring 1 Cottah more or less of said Mouza, Dag & Khatian and since then they have seized and possessed the total Land measuring 4 Cottahs more or less.

AND WHEREAS by virtue of a registered Bengali Kobala dated 12th day of August, 1955 corresponding to 26th day of Sraban, 1362 B.S., registered at Sub-Registry Office at Alipore and recorded in Book No. I, Being No. 6196, for the year 1955, during enjoyment the aforesaid property said Prafulya Kumar alias Chandra Das due to his legal necessity of money, sold, conveyed, transferred, assigned and assured his 50% undivided share of Land measuring 2 Cottahs out of total Land measuring 4 Cottahs of Mouza-Santoshpur, J.L. No.22, A.D.S.R.O. Sealdah, Pargana- Khaspur, Revenue Survey No. 18, Collectorate Touzi No. 151, comprised in C.S. Dag No. 185, under C.S. Khatian No. 284, P.S. the then Jadavpur, District-24-Parganas to One SMT. RENU BALA DAS, and the consideration mentioned therein.

AND WHEREAS after such purchase, SMT. RENU BALA DAS have jointly seize and possessed the aforesaid property with her other co-owner namely said ASHANANDA DAS by mutating their joint names in the records of the Competent Authority.

AND WHEREAS by virtue of a registered Kobala, registered in the Office of Sub-Registrar at Alipore and recorded in Book No. I, Being No. 4755, for the year 1958, said Modern House and Land Development Company also sold, conveyed, transferred and assigned ALL THAT Land measuring 1 Cottah 8 Chittacks more or less of Mouza-Santoshpur, J.L. No.22, A.D.S.R.O. Sealdah, Pargana-Khaspur, Revenue Survey No. 18, Collectorate Touzi No. 151, comprised in C.S. Dag No. 185, under C.S. Khatian No. 284, P.S. the then Jadavpur, District 24-Parganas unto and to and in favour of said Ashananda Das and Smt. Renu Bala Das and the consideration mentioned therein, free from all encumbrances and after such purchase, the said ASHANANDA DAS and SMT. RENU BALA DAS are became the joint owners in respect of the total Land measuring 5 Cottahs 8 Chittacks more or less and duly mutated their joint names with the authority concerned.

AND WHEREAS during joint enjoyment the aforesaid property, said Ashananda Das died intestate on 12th day of June, 1979. leaving behind his surviving his Widow namely SMT. NANI BALA DAS, now deceased, five Sons namely SRI BIRENDRA CHANDRA DAS, now deceased SRI DHIRENDRA CHANDRA DAS. now deceased, SRI DULAL CHANDRA DAS, now deceased, SRI RAMKRISHNA DAS now deceased & SRI SRIKRISHNA DAS and Six Daughters namely SMT. SHARMILA SENGUPTA (DAS), Wife of Sri Pranoy Kanti Sengupta and SMT. MITHU CHAKRABORTY (DAS), Wife of Sri Arun Chakraborty, SMT. UJJWALA DAS, now deceased W/O. Sri Gouranga Das, SMT. GITA DAS, W/O. Sri Gouranga Das, SMT. LAXMI DAS, W/O. Sri Gouranga Das, SMT. SARASWATI NATH, now deceased, W/O. Sri Jahar Nath & SMT. SANDHYA BASU, now deceased W/O. Sri Joy deb Basu, as his only legal heirs and successors.

AND WHEREAS after demise of said Ashananda Das, his aforesaid Wife,

Sons and Daughters are became the joint Owners by virtue of inheritance as per Hindu Succession Act, 1956 and have jointly seize and possessed the aforesaid total property' with the said Smt. Renu Bala Das and they have undivided 1/2 (half) share in the said property.

AND WHEREAS by virtue of a registered Deed of Partition, bearing dated 23rd day of December, 1981, registered at D.S.R, Alipore and recorded in Book No. 1, Volume No.418, Pages- 234 to 242, Being No. 13997, for the year 1981, said legal heirs, heiress and successors of said Ashananda Das and said Suit. Renu Bala Das, due to difficulties for jointly seize and possess and due to metes and bounds, they have Partition and/or Division of the aforesaid property.

AND WHEREAS by virtue of the said Deed of Partition, the said legal heirs, heiress and successors of said Ashananda Das are became the absolute joint owners and occupiers of total Land measuring 2 Cottahs 12 Chittacks more or less together with structures standing thereon of Mouza- Santoshpur, J.L. No.22, A.D.S.R.O. Sealdah, Pargana-Khaspur, Revenue Survey No. 18, Collectorate Touzi No. 151, comprised in C.S. Dag No. 185, under C.S. Khatian No. 284 corresponding to R.S. Dag No. 220/1311, under R.S. Khatian No. 634, P.S. Tollygunge, then Jadavpur, thereafter Kasba, then Purba Jadavpur now Survey Park, at present within the limits of The Kolkata Municipal Corporation, being its Postal Address known as 76, Avenue South, P.O. Santoshpur, Kolkata-700 075, District : South 24- Parganas and mutated and separated their names in the Assessment Records of the Kolkata Municipal Corporation and since then said demarcated portion of the Donor herein, known and numbered as K.M.C. Premises No. 90, Avenue South Road, under K.M.C. Ward No. 103, vide Assessee No. 31-103-08-0090-8, Kolkata-700075 and have jointly seized and possessed of or otherwise well and sufficiently entitled to the same as its absolute joint owners thereof by regular

payment of rates and taxes to the appropriate authority.

AND WHEREAS by virtue of a registered Bengali Kobala dated 23/12/1981, registered at D.S.R. Alipore and recorded in Book No.1, Volume No. 418, Pages-250 to 254, Being No. 13999, for the year 1981, said SMT. UJJALA DAS, Wife of Sri Gouranga Das by Faith- Hindu, SMT GITA DAS, Wife of Late Gouranga Das, SMT. LAXMI DAS, Wife of Sri Gouranga Das, SMT. SARASWATI NATH, Wife of Sri Jahar Nath and SMT. SANDHYA BOSE. Wife of Joydeb Bose during enjoyment their share of undivided property, sold, conveyed and transferred their undivided 1/5th share of Land measuring 762.5 Sq. Ft. to their Mother namely said SMT. NANI BALA DAS, now deceased and the consideration mentioned therein.

AND WHEREAS after purchasing the aforesaid undivided share 1/5th share of Land measuring 762.5 Sq. Ft. said SMT. NANI BALA DAS, now deceased, became the Owner of total undivided share of Land measuring 915 Sq. Ft. (i.e. 152.5 Sq. Ft by virtue of inheritance and 762.5 Sq. Ft. by virtue of purchased) equivalent to 1 Cottah 4 Chittacks 15 Sq. Ft. more or less and has seized and possessed of or otherwise well and sufficiently entitled to the same jointly with the other co-owners and paid the relevant rates and taxes.

AND WHEREAS during joint enjoyment the aforesaid joint property' one of the Co-owner namely said NANI BALA DAS died intestate on 11/09/2005, leaving behind her surviving her aforesaid Sons and Daughters as her legal heirs and successors in respect of her left undivided share of property, i.e. Land measuring 1 Cottah 4 Chittacks 15 Sq. Ft. more or less said legal heirs got the undivided 1/12th share each in the said left property of Nani Bala Das.

AND WHEREAS during joint enjoyment the aforesaid joint property one of

the Co-owner namely DULAL DAS died intestate on 18th day of February, 2003, leaving behind his surviving his Widow namely SMT. KALYANI DAS, the First Parties No. 7 herein, only married Daughter namely SMT. SREEPARNA DASGUPTA, the First Parties No. 9 herein and only Son namely SRI DIPON DAS the First Parties No. 8 herein, as his only legal heirs and successors in respect of his share of left undivided property.

AND WHEREAS during joint enjoyment the aforesaid joint property one of the Co-owner namely DHIRENDRA CHANDRA DAS died intestate on 22nd day of July, 2005, leaving behind his surviving his Widow namely SMT. KAJAL RANI DAS, the First Parties No. 4 herein and Two Sons namely SRI SUVANKAR DAS & SRI SUDIPTA DAS, the First Parties Nos. 5 & 6 herein as his only legal heirs and successors in respect of his share of left undivided property^o.

AND WHEREAS during joint enjoyment the aforesaid joint property' one of the Co-owner namely BIRENDRA CHANDRA DAS died intestate on 29th day of January, 2019, leaving behind his surviving his Widow namely SMT. BIVARANI DAS, the First Parties No. 3 herein as his only legal heirs and successors in respect of his share of left undivided property.

AND WHEREAS by virtue of two nos. registered Deed of Gift, bearing dated 22/10/2019, registered in the Office of D.S.R.-V, Alipore out of which one recorded in Book No. I, Volume No. 1630-2019, Pages from 110339 to 110407, Being No.02675, for the year 2019 and another recorded in Book No. 1, Volume No. 1630-2019, Pages from 110408 to 110459, Being No.02676, for the year 2019, said SMT. UJJALA DAS, SMT. GITA DAS, SMT. LAXMI DAS, SMT. SARASWATI NATH, SMT. SANDHYA BOSE, SMT. SHARMILA SENGUPTA and SMT. MITHU CHAKRABORTY, jointly gifted and transferred ALL THAT

undivided $5/12^{\text{th}}$ share of Land measuring 381.25 Sq. Ft. and undivided $2/12^{\text{th}}$ share of Land measuring 457.5 Sq. Ft. (i.e. 152.5 Sq. Ft. + 305 Sq. Ft.) i.e. total Land measuring 1 (One) Cottah 2 (Two) Chittacks 29 (Twenty Nine) Sq. Ft. be the same a little more or less, out of total Land measuring 2 Cottah 12 Chittacks more or less, together with undivided $7/12^{\text{th}}$ share of Structure measuring 350 Sq. Ft. more or less out of total Structure measuring 600 Sq. Ft. situated and lying at Mouza-Santoshpur, Pargana-Khaspur, J.L. No.22, Touzi No. 101, R.S. No. 18, comprised in C.S. Dag No. 185, under Khatian No. 284, under D.S.R.O. Alipore and A.D.S.R.O. Sealdah, within the limits of The Kolkata Municipal Corporation, known as K.M.C. Premises No. 90, Avenue South Road, Ward No. 103, vide Assessee No. 31-103-08-0090-8, P.S. Purba Jadavpur now Survey Park, Kolkata-700 0 75, in the District of South 24-Parganas, Ramakrishna Das, Shrikrishna Das, Viva Rani Das, Kajal Rani Das, Suvankar Das, Sudipta Das, Kalyani Das, Sreeparna Dasgupta, Dipon Das to the First Parties herein.

AND WHEREAS by virtue of inheritance and by virtue of Gift, the aforesaid First Parties herein became the joint Owners of ALL THAT piece and parcel of Bastu Land measuring 2 (Two) Cottahs 12 (Twelve) Chittacks be the same a little more or less, together with total Structure measuring 600 Sq. Ft situated and lying at Mouza-Santoshpur, Pargana-Khaspur, J.L. No.22, Touzi No. 101, R.S. No. 18, comprised in C.S. Dag No. 185, under Khatian No. 284. under D.S.R.O. Alipore and A.D.S.R.O. Sealdah, within the limits of The Kolkata Municipal Corporation, known as K.M.C. Premises No. 90, Avenue South Road, Ward No. 103, vide Assessee No. 31-103-08-0090-8, P.S. Purba Jadavpur now Survey Park, Kolkata-700 075, in the District of South 24-Parganas, along with share of trees, plants, grounds, soils, yard, fences, water courses, ways, paths and passages thereto and all easements right, title and interest.

AND WHEREAS by virtue of the said Deed of Partition, bearing dated 23rd day of December, 1981, registered at D.S.R, Alipore and recorded in Book No. I, Volume No.418, Pages- 234 to 242, Being No. 13997, for the year 1981, said SMT. RENU BALA DAS became the absolute owner and occupier of total Land measuring 2 Cottahs 12 Chittacks more or less together with structures standing thereof of Mouza-Santoshpur, J.L. No. 22, A.D.S.R.O. Sealdah, Pargana-Khaspur, Revenue Survey No. 18, Collectorate Touzi No. 151, comprised in C.S. Dag No. 185, under C.S. Khatian No. 284 corresponding to R.S. Dag No. 220/1311, under R.S. Khatian No. 634, P.S. Tollygunge, then Jadavpur, thereafter Kasba, then Purba Jadavpur now Survey Park, at present within the limits of The Kolkata Municipal Corporation, being its Postal Address known as 76A, Avenue South, P.O. Santoshpur, Kolkata-700 075, District : South 24-Parganas and mutated and separated her name in the Assessment Records of the Kolkata Municipal Corporation and since then said demarcated portion known and numbered as K.M.C. Premises No. 89, Avenue South Road, under K.M.C. Ward No. 103, vide Assessee No. 31-103-08-0089-1, Kolkata- 700075 and has seized and possessed of or otherwise well and sufficiently entitled to the same as its absolute owner thereof by regular payment of rates and taxes to the appropriate authority.

AND WHEREAS by virtue of a registered Deed of Gift, bearing dated 4th day of January, 1993 corresponding to 19th day of Pouse, 1399, registered in the Office of D.S.R. Alipore and recorded in Book No. I, Volume No. 4, Pages-29 to 36, Being No.65, for the year 1993, said Smt. Renu Bala Das for natural love and affection, gifted and transferred ALL TH AT the Land measuring 1 Cottah 10 Chittacks 30 Sq. Ft. be the same a little more or less out of her total Land measuring 2 Cottahs 12 Chittacks more or less together with structures standing thereof situated at Mouza-Santoshpur, J.L. No.22, A.D.S.R.O. Sealdah, Pargana-Khaspur, Revenue Survey No. 18, Collectorate Touzi No. 151, comprised in C.S. Dag No. 185, under C.S. Khatian No. 284

corresponding to R.S. Dag No. 220/1311, under R.S. Khatian No. 634, P.S. Tollygunge, then Jadavpur, thereafter Kasba, then Purba Jadavpur now Survey Park, at present within the limits of The Kolkata Municipal Corporation, portion of K.M.C. Premises No. 89, Avenue South Road, under K.M.C. Ward No. 103, being its Postal Address known as 76A, Avenue South, P.O. Santoshpur, Kolkata-700 075, District : South 24-Parganas unto and to and in favour of her elder Son namely SRI RABIN CHANDRA DAS, free from all encumbrances and since then she has seize and possess the rest Land measuring 1 Cottah 1 Chittack 15 Sq. Ft more or less and has seize and possess of or otherwise well and sufficiently entitled to the same as its absolute Owner and Occupier and paying the rates and taxes regularly to the appropriate Authority.

AND WHEREAS by virtue of a registered Deed of Gift, bearing dated 31/05/2018, registered in the Office of D.S.R.-V Alipore and recorded in Book No. I, Volume No. 1630-2018, Pages-46360 to 46385, Being No.01371, for the year 2018. said Smt. Renu Bala Das for natural love and affection, gifted and transferred ALL THAT her said rest Land measuring 1 Cottah 1 Chittack 15 Sq. Ft. be the same a little more or less together with structures standing thereof situated at Mouza-Santoshpur, J.L. No.22, A.D.S.R.O. Sealdah, Pargana-Khaspur, Revenue Survey No. 18, Collectorate Touzi No. 151, comprised in C.S. Dag No. 185, under C.S. Khatian No. 284 corresponding to R.S. Dag No. 220/1311, under R.S. Khatian No. 634, P.S. Tollygunge, then Jadavpur, thereafter Kasba, then Purba Jadavpur now Survey Park, at present within the limits of The Kolkata Municipal Corporation, portion of K.M.C. Premises No. 89, Avenue South Road, under K.M.C. Ward No. 103, being its Postal Address known as 76A, Avenue South, P.O. Santoshpur, Kolkata-700 075, District : South 24-Parganas, unto and to and in favour of her younger Son namely SRI SUJIT DAS, free from all encumbrances and since then by

the aforesaid manner, became the absolute owner of the aforesaid property.

AND WHEREAS the aforesaid Two Plots of lands of the aforesaid Mouza, Dag and Khatian under P.S. Purba Jadavpur now Survey Park, of K.M.C. Premises Nos. 89 & 90, Avenue South Road, Dist. South 24- Parganas, within the limits of K.M.C. Ward no. 103 are adjacent to each other and after exchange of undivided share to each other on mutual consent and agreement by and between the aforesaid Ramkrishna Das and ors. and Sri Sujit Das and in consideration of mutual benefit the Parties hereto have agreed and undertake to construct a Building based upon a Single Building Plan upon the aforesaid two plot of lands which after converted into a Single plot of Land under Single Holding/Premises and under the undivided & undemarcated Ownership of the respective Parties in respect of their respective undivided interest in the said properties shall remain unchanged and unaltered and neither party shall be entitled to raise any objection in future in respect of the said joint plot by making a single plot of Land upon which is to be sanctioned Building Plan and the Building to be constructed thereon upon the aforesaid Plot of Land.

AND WHEREAS by virtue of a registered Deed of Exchange dated 06/01/2020 registered in the Office of D.S.R.-V Alipore and recorded in Book No. I, Volume No. 1630-2020, Pages-4611 to 4669, Being No.163000064, for the year 2020. said Ramkrishna Das and ors and Sri Sujit Das exchanged their property and become the joint owners of 3 cottah 13 chittak 15 sq ft amalgamated land lying and situated at KMC Premises no 89 & 90 Avenue South Road Kolkata 700075.they duly mutated their name in the records of KMC in respect of said amalgamated land which is known as 90 Avenue South Road P.O. Santoshpur P.S. formerly Purba Jadavpur, Kolkata-700075, Assessee no -311030800908.

AND WHEREAS said SARASWATI NATH alias Saraswathi Nath who was a Hindu during her life time and at the time of her death governed by Dayabhaga Hindu school of Law died intestate on 17th day of April, 2022, leaving behind her husband Jahar Nath and surviving son Jayanta Nath as her only legal heirs and successors .

AND WHEREAS said RAMKRISHNA DAS who was a Hindu bachelor during his life time and at the time of his death governed by Dayabhaga Hindu school of Law died intestate on 23rd day of December , 2022, leaving behind his surviving brother Srikrishna Das, sisters Ujjala Das, Gita Das, Lakshmi Das, Sandhya Basu , Sharmila Sengupta, Mithu Chakraborty, as his only legal heirs and successors of his property including (167.5 by way of gift + 152.5 by way of inheritance from father +76.16 sq ft by way of inheritance from mother)undivided 396 sq ft land be the same a little more or less at K.M.C. Premises No. 90, Avenue South Road, Ward No. 103, vide Assessee No. 31-103-08-0090- 8, P.S. Purba Jadavpur now Survey Park, Kolkata-700 075, in the District of South 24-Parganas according the Hindu Succession Act. After the demise of Ramkrishna Das ,his surviving brothers and sisters each inherited undivided 56.5 sq ft land be the same a little more or less , from his property.

AND WHEREAS vide order DATED 01.02.2024 MEMO No.17/413/BL & L.R.O./Kol dated 01.02.2024, 17/415/BL&LRO/Kol dated 01.02.2024, 17/418/BL&LRO/Kol dated 01.02.2024, 17/419/BL&LRO/Kol dated 01.02.2024, 17/577/BL&LRO/Kol dated 15.02.2024, 17/574/BL&LRO/Kol dated 15.02.2024, 17/575/BL&LRO/Kol dated 15.02.2024,m 17/576/BL&LRO/Kol dated 15.02.2024, 17/414 /BL&LRO/Kol of Ld. Collector & B.L. & L.R.O. the character of aforesaid Land converted from Danga to Bastu.

AND WHEREAS said UJJALA DAS who was a Hindu during her life time and at the time of her death governed by Dayabhaga Hindu school of Law died intestate on 19th day of February , 2024, leaving behind her husband Gouranga Das and three surviving son Manik Das, Bapi Das, Goutam Das as her only legal heirs and successors of her property including 1/7th share of land i.e. 56.5 sq ft land be the same a little more or less from her brother Ramkrishna Das's property .

AND WHEREAS by virtue of a deed of gift dated 08/04/2024 registered in the office of DSR V Alipore recorded in Book No I, Being No - 01135 for the year 2024 said MANIK DAS , BAPI DAS , GOUTAM DAS, GOURANGA DAS, SMT GITA DAS, SMT. LAXMI DAS, SMT. SANDHYA BOSE SMT. SHARMILA SENGUPTA SMT. MITHU CHAKRABORTY jointly donated their undivided 339 sq ft land out of 396 sq ft inherited share from Ramkrishna Das in Favour of Srikrishna Das.

AND WHEREAS now the party of the one part are the joint owner of K.M.C. Premises No. 90, Avenue South Road, Ward No. 103, vide Assessee No. 31-103-08-0090- 8, P.S. Purba Jadavpur now Survey Park, Kolkata-700 075, in the District of South 24-Parganas, having land area 03 (Three) Cottahs 13 (Thirteen) Chittacks 15 (Fifteen) Sq. Ft with RT shed structure and duly mutated their names in the record of B.L. & L.R.O. & K.M.C. in respect of said property.

AND WHEREAS the said Owners intended to develop the said plot of land by demolishing the existing structure, and having lack of finance and experience they approached the Developer herein to construct several self contained flat/unit or any other saleable space or spaces or portion thereof as per sanction plan for mutual profits, interest and, they decided to enter a development agreement between themselves according to their allocation

mentioned and described in the Second Schedule and Third Schedule hereunder written respectively under certain terms and conditions which has been more fully discussed and settled.

AND WHEREAS it has been agreed by and between the parties hereto that the Developer shall develop and/or cause to be developed the said premises in the manner as has been agreed upon by the between the parties hereto and as hereinafter provided.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of Agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following:-

ARTICLE – I

1.1. **OWNERS :** **SUJIT DAS, SHRIKRISHNA DAS , BIVA RANI DAS, KAJAL RANI DAS , SUVANKAR DAS , SUDIPTA DAS , KALYANI DAS , DIPON DAS, SREEPARNA DASGUPTA**

1.2. **DEVELOPER :** **M/S. RIGHT CHOICE**, a Partnership Firm, executed on 3/12/2013, PAN AAYFM0754D , C.E. No 0004-1610-0330 (17-18) G.S.T. No 19AAYFM0754D1ZY having its office at 25/A, Avenue 1st Road, P.S. – Survey Park, P.O. Santoshpur, Kolkata – 700075, represented by its Partners (1) **BAPPA DAS, PAN AGFPD9976R**, son of Late Satyaranjan Das, by faith – Hindu, by occupation – Business, residing at 28, Lake Terrace, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075, (2) **TAPAS BHOWMICK, PAN AIZPB5944K**, son of Late Gour Gopal Bhowmick, by faith – Hindu, by occupation – Business, residing at 9, Kabi Sukanta Road, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075, (3)

SAMARESH CHANDRA DAS,PAN AORPD8605D son of Late Suresh Chandra Das, by faith – Hindu, by occupation – Business, residing at 25/A, Avenue First Road, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075 .

1.3 **PREMISES** : **ALL THAT** piece and parcel of land measuring more or less **03 (Three) Cottahs 13 (Thirteen) Chittacks 15 (Fifteen) Sq. Ft** more or less together with Structures measuring 800 Sq. Ft. standing thereon and all easement and using rights over the said property and adjacent common Passages & Road, situated at Mouza-Santoshpur, J.L. No.22, A.D.S.R.O. Sealdah, Pargana-Khaspur, Revenue Survey No. 18, Collectorate Touzi No. 151, comprised in C.S. Dag No. 185, under C.S. Khatian No. 284 corresponding to R.S. Dag No. 220/1311, under R.S. Khatian No. 634, P.S. Tollygunge, then Jadavpur, thereafter Kasba, then Purba Jadavpur now Survey Park, at present within the limits of The Kolkata Municipal Corporation, portion of K.M.C. Premises Nos. 90, Avenue South Road, under K.M.C. Ward No. 103, being its Postal Address known as 76, Avenue South, P.O. Santoshpur, Kolkata-700 0 75, District : South 24-Parganas,Asseessee No -311030800908 .

1.4. **BUILDING** : The G+Three (G+3) storied building to be constructed by the Developer on the said premises.

1.5. **COMMON SERVICE AREAS** : Corridors, stairways, passages, common lavatories, ways, pump room, overhead water tank, roof, under ground water reservoir, water pump, septic tank, open ground space and all other constructions and relevant facilities attached with the building.

1.6. **SALEABLE SPACE** : All space in the new building available for independent use and occupation along with the spaces for common use.

1.7. **ARCHITECT** : The person and/or firm to be appointed by the Developer for planning, designing and supervising the new building.

1.8. **TRANSFEROR** : The Owner herein.

1.9. **TRANSFeree** : The Purchaser who will purchase flat/space in the building from the Developer.

1.10. **OWNER'S ALLOCATION:**

The Owners shall entitled –

(i) Developer shall pay Rs 22,90,000/(Rupees twenty two lakh ninety thousand)only after deducting TDS (10%) to the owner as forfeit money at the time of handing over possession of Owner's allocation to the owner by the Developer in the new building.

(ii)Total 6 flat ---

a) 1(one) South East Side 1 BHK flat at Ground Floor

b)Entire First floor consisting of 3 flats

c) 1(one) South East Side 1 BHK flat at Third floor

d) 1(one)North East Side 2 BHK flat at Third Floor

together with proportionate share of land of the G+ three storied proposed building along with right to use common portion of the building

iii) House rent for 3 family from the date of handing over existing vacant possession to the developer by the owners till handover the possession of owner's allocation in the proposed new building.

1.11.**Developer's Allocation** : The Developer shall be entitled rest area of the proposed building i.e

- a) 1(one) South east-west Side 1 BHK flat at middle side of Ground Floor & back side on Car Parking. ✓
- b) 3 (Three)cover car parking space ✓
- c) Entire second floor consisting of 3 flats ✓
- c) 1(one) North west Side 2 BHK flat at Third floor ✓

together with proportionate share of land of the G+ three storied building along with right to use common portion of the building more fully and particularly described in the Third Schedule hereunder written. according the sanctioned plan after providing owner's Allocation.

- 1.12. **CONSIDERATION** : Owner's Allocation at the cost of the Developer as aforesaid will be treated as consideration to be given to the owners against which the Owner will transfer proportionate undivided share/interest of land in the premises attributable to the Developer's Allocation.
- 1.13. **TIME** : The Developer will complete and deliver Owners' Allocation in complete condition to the Owner within 18 months from the date of sanction the building plan from KMC. If unavoidable circumstances arise further six months to be granted for completion of the building and if the Developer fails to handover the possession under owners allocation within the stipulated time then the developer shall be bound to pay to the owner a sum of Rs 10,000/- (Rupees Ten thousand) only per month as and by way of liquidated damages against such delay and delivery of possession of owner s allocation and the payment will be commenced on and from the date of such default till the date of delivery of possession of the complete flat to the owner .The owner shall be at liberty to cancelled this Development agreement if the developer shall not do any construction work within 18 months from the date of sanction the building plan from KMC, then the owner shall

have power /authority to cancelled this agreement after refund all the money paid by the developer in favour of the owner and also to sign a new development agreement to any person or persons other than the developer herein and the developer herein shall not raise any objection or claim whatsoever and no further communication shall be made with the developer thereafter. In that case the developer shall not have any right to dispute or give any objection or raise any claim in future of the said land and premises morefully described in the first schedule hereunder written.

ARTICLE – II

(OWNER'S RIGHT)

2.1. The Owner will get :

The Owner shall entitled - (i) Developer shall pay Rs 22,90,000/(Rupees twenty two lakh ninety thousand)only after deducting TDS (10%) to the owner as forfeit money at the time of handing over possession of Owner's allocation to the owner by the Developer in the new building.

(ii)Total 6 flat ---

a) 1(one) South East Side 1 BHK flat at Ground Floor

b)Entire First floor consisting of 3 flats

c) 1(one) South East Side 1 BHK flat at Third floor

d) 1(one)North East Side 2 BHK flat at Third Floor

together with proportionate share of land of the G+ three storied proposed building along with right to use common portion of the building

iv) House rent for 3 family from the date of handing over existing vacant possession to the developer by the owners till handover the possession of owner's allocation in the proposed new building.

2.2. In the event of any dispute, owner will amicably settle the matter and the Owner shall have right to appoint Arbitrator. If the owner shall cancel this agreement, in that case, the owner will repay all expenses invested by the developer in connection with the First schedule property before cancellation.

ARTICLE – III (OWNER'S OBLIGATION)

- 3.1. The Developer shall be entitled to construct and complete the building in accordance of the Building Sanction Plan or Regularization Plan.
- 3.2. During the continuance of this Agreement the owner will not let out, grant, lease, mortgage, sale the Developer s allocation.
- 3.3. The Owner will, if required, execute all deeds of conveyance for conveying the undivided proportionate share of land attributable to any unit relating to the Developers' allocation in the building subject to the developer fulfilling its obligation . The Owner will obtain, if required, necessary certificate and/or permission from Income Tax and/or any other competent authority for conveying the undivided any unit proportionate share of land in the said premises attributable to any unit appertaining to the Developers' allocation or part thereof in favour of the Developers and/or nominee/s.
- 3.4. The Owner will appoint **M/S. RIGHT CHOICE**, a Partnership Firm, having its office at 25/A, Avenue First Road, Police Station – Survey Park, Santoshpur, Kolkata – 700075, represented by its Partners **(1) BAPPA DAS**, son of Late Satyaranjan Das, by faith – Hindu, by occupation – Business, residing at 28, Lake Terrace, Police Station – Survey Park, Santothpur, Kolkata – 700075, **(2) TAPAS BHOWMICK**, son of Late Gour Gopal Bhowmick, by faith – Hindu, by occupation – Business, residing at 9, Kabi Sukanta Road, Police Station – Survey

Park, Santothpur, Kolkata – 700075, (3) **SAMARESH CHANDRA DAS**, son of late Suresh Chandra Das, by faith – Hindu, by occupation – Business, residing at 25/A, Avenue First Road, Police Station – Survey Park, Santothpur, Kolkata – 700075 as his true and lawful attorney for the followings :-

- i. To appear before the Kolkata Municipal Corporation for mutation, C.C. water connection and appear before the CESC for electric connection.
- ii. To sign all the relevant papers in respect of the said property and present the same to the Kolkata Municipal Corporation and/or any other competent authority for the sole purpose of developing the first schedule property.
- iii. To appoint Engineers, Surveyors. Architects, Licensed Building Surveyors and other experts necessary for constructing the said building with consent of the landowner.
- iv. To obtain clearances from all government departments and authorities including Fire Brigade K.M.D.A. Police and the Authorities of Urban Land & Ceiling and other Departments, as may be necessary.
- v. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience and enjoyment of the building standing on the land of the said premises.
- vi. To appear before any officer of the Kolkata Municipal Corporation or any court or tribunal for assessment of valuation

or other purpose in respect of the said building as well as the said property.

- vii. To appear and to act in all courts, civil, criminal and tribunal whenever required with further written approval of owners.
- viii. To sign and verify complaints and written statements, petitions, objections, memoranda of appeals, affidavits, and applications of all kinds and file those in any court of law, in connection with the development of the first schedule property.
- ix. To engage and appoint any advocate or counsel wherever required.
- x. To negotiate on terms for and to agree to and enter into and conclude any Agreement for sale in respect of Developers' Allocation in the said premises and/or part thereof to any purchaser or purchasers at such price as the said attorney, in its absolute discretion, thinks proper and/or to cancel and/or repudiate the same.
- xi. To receive from the intending purchaser any earnest money and/or advance or advances and also the balance of purchase money against the Developers' allocation of the said premises and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchaser without seeing the application of the money.
- xii. To present any such agreement or agreements in respect of the said premises and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority/s for and to have the said Agreement

registered and to do all things which my said attorney shall consider necessary for Agreement for Sale of the said premises and/or part thereof as aforesaid to the purchaser as full) and effectually in all respects as the Owners done the same by themselves.

- xiii. To enter into any agreement with other person/persons on behalf of owner and to sign and execute all other deeds or conveyances to transfer deeds or instruments, assurances or declaration of deeds on behalf of owner and take consideration money thereof on behalf of owner in connection with sale of the property in respect of Developers' allocation only and present the same before the Learned Registering Authority for admit and complete registration on behalf of owner, in connection with such sale of said property as mentioned in the schedule hereunder written.

AND GENERALLY to do all the lawful acts necessary for the above mentioned property and owner/Principal hereby agree that all acts and things lawfully done by the said Attorney shall be considered as the acts, deed and things done by him provided that all such acts and things done by the said Attorney in conformity with law. Owner undertake to rectify and confirm all and whatsoever that the said Attorney shall lawfully do or cause to be done for owner by virtue of the power given

- 3.4. The Owner will be solely responsible for delivering the peaceful, vacant, well demarcated physical possession of the premises to the Developer free from all sorts of encumbrances whatsoever after obtaining the sanction plan from the Kolkata Municipal Corporation.
- 3.5. The Owner with the execution of this Agreement will handover all photo copies of the Original Documents, Title Deed to the Developer

and if necessary original documents will be produced by the owner to the competent authority. Be it clearly mentioned here that the all original documents shall be handover by the Land owner to the Owner's Association of the proposed building after getting the owners' Allocation from the Developer.

- 3.6. The Owner will extend all reasonable co-operation to the Developer for erecting construction of the new Building free of cost.
- 3.7. The Owner shall answer and comply with all requisitions made by the advocate of the Developers for establishing the title of the Owner in respect of the property and shall make out a marketable title, if encumbered any manner. The Owner shall remain liable to rectify all latent defects in the title, if any at his own costs and expenses.
- 3.8. The Developer shall be authorized to construct and complete the building in accordance with the sanction of the building plan at its cost and as per specification as mentioned herein without any interference or hindrance from the side of the Owner subject to the developer fulfilling its obligation .
- 3.9 The Owner shall, if required, execute Deed of Conveyance, in respect of sale of undivided proportionate share of land attributable to the units pertaining to the Developers' Allocation and present the same before the registration authority in respect of Flat and car parking space/spaces pertaining to the Developers' allocation for registration at the cost of the Developer and/or Owners may execute fresh Power of Attorney for granting sale power after getting the possession Owners' allocation after fulfillment of developer's obligation .

- 3.10. The Owner, with the execution of this agreement, will hand over original certified copy of title deeds relating to the said property to the Developer.
- 3.11. The owner shall bear the cost and expenses for individual and separate electric meter from the CESC but shall not bear the proportionate cost for service connection transformer and main meter from the CESC

ARTICLE – IV (DEVELOPER'S RIGHT)

The Developers shall have the exclusive right to build and complete the building at it's cost within the stipulated time as aforesaid.

- a) In the event of any dispute, both the parties will amicably settle the matter.
- b) The Developers shall have the exclusive right to commercially exploit the Developers' allocation . The Developers will have full right and absolute authority to enter into any sale agreement with any purchaser in respect of the Developers' portion of the said property at any price of it's discretion and receive advance/consideration in full thereof after getting the sanctioned building plan from the Kolkata Municipal Corporation.
- c) The Developers shall be entitled to occupy and use the property SUBJECT TO the terms of this agreement, for the duration of the project. The Developers shall be entitled to use the said premises for setting up a temporary site office and/or quarters for its guard and other staff and shall further be entitled to put up sign boards and advertisement in the project and post its watch and ward staffs after getting possession of the said property from the Owner.

- d) Upon being inducted into the premises, the Developers shall be at liberty to do all works as be required for the project and to utilize the existing electricity and water, if any, in the property, at it's costs and expenses. The Developers shall have the right to obtain temporary connection of utilities for the project and the Owner shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.
- e) The Developers will be entitled to receive, collect and realize all money out of the Developers' allocation from the intending purchaser in respect of the units/spaces/car parking spaces appertaining to the Developers' allocation without creating any personal and/or financial liability upon the Owner.
- f) The Developers shall cause such changes to be made in the plans as the architect may approve and/or shall be required by the concerned authorities, from time to time.
- g) The developer power will be ceased after construction and sale of developer's allocation in the said newly constructed building.
- h) The Developers will be entitled to deliver unit pertaining to the Developers' allocation to the purchaser simultaneously and/or after delivery of the Owners' allocation to the Owner.
- i) The Developers will be entitled to transfer the undivided proportionate share of land in the premises together with proposed flats/units etc. attributable to the Developers' allocation by virtue of the Power of Attorney to be given by the Owner to the Developers or it's nominee/s after getting the possession of Owners' allocation in the newly constructed building.

- j) The Developers will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the Developers' allocation.
- k) The Developers will be entitled to acquire the materials of the existing building at it's discretion without any claim whatsoever of the Owner.
- l) The Owner shall give such co-operation to the Developer and sign all papers, confirmation and/or authorities as may be reasonably required by the Developer from time to time, for the development of the property as per this agreement, at the cost and expenses of the Developers.
- m) The Owner will bear all the taxes and impositions of the property and/or part thereof till the date of delivery of possession of the premises to the Developer for development of the property as per this agreement.

ARTICLE - V (DEVELOPER'S OBLIGATION)

- 5.1 The Developer will deliver the owner's Allocation in complete habitable Condition to the owner within 18 months from the date of sanction the building plan from KMC before transferring Developer s allocation. If the said building is not completed within the aforesaid period then the said time will be extended another 6 (six) months.
- 5.2 The Developer will complete the owner's Allocation with the specification morefully described in Fourth Schedule hereunder.
- 5.3 The Developer will construct the Building with standard materials available in the market.

- 5.4. The Developer will bear all costs, charges, expenses and responsibility for construction of the building and/or the development of the said premises shall be borne and paid by the Developers exclusively.
- 5.5. The Developers will bear all liabilities and impositions in respect of the premises and/or part thereof from the date of taking possession of the premises for development till it delivers to the Unit Owner.
- 5.6. The developer shall handover the completion certificate issued by the KMC to the owner.

ARTICLE – VI (OWNER'S INDEMNITY)

- 6.1 The owner declares that the premises is free from all sorts of encumbrances whatsoever and the owner has full right and absolute authority to enter into this/Agreement. The right, title and interest of the Owner in the property is free from all encumbrances and the Owner has a marketable title thereto.
- 6.2 The Owner is the sole and absolute Owner in respect of the property entirely more fully described in the First Schedule hereunder written. The Owner declares that save and except the Owner herein no other person has any right title and interest on the premises.
- 6.3 The Owner declares that there is no defect in the title of the said premises.
- 6.4 The owner declares that no other Agreement whatsoever subsists in respect of the premises.
 - a) No person other than the Owner has any title of any nature whatsoever in the property or any part thereof.
 - b) The premises or any part thereof is at present not affected by any requisitions or acquisition or any alignment of any authority or

authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received by the Owner.

- c) Neither the property nor any part thereof has been attached and/or is liable to be attached due to Income Tax, Revenue or any other public demand.
- d) The Owner has not in any way dealt with the property whereby the right, title and interest of the Owner as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.
- e) The Owner shall have no difficulty in producing income tax clearance certificate or any permission, if required, for completion of transfer of the Developers' allocation to the Developers and/or its nominee/s.

ARTICLE- VII (DEVELOPER'S INDEMNITY)

- 7.1 The Developers indemnify the Owner against all claims, accidents actions, suits and proceedings arising out of any acts of the Developers in connection with the construction of the building.
- 7.2. The Developer shall indemnify and keep the Owner indemnified in respect of all costs, expenses, liabilities, claims, and/or proceedings arising out of any acts done in pursuance of the authorities as aforesaid.
- 7.3. The Developers shall keep the Owner saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof.
- 7.4. The Developer indemnifies the Owner against all claims or demand that may be made due to any thing done by the Developer during

development of the said premises and the construction of the new building including the claim by the adjoining properties for damages their building.

- 7.5. The Developer indemnifies the Owner against all claim and demands of the suppliers, contractors, workmen, intending purchaser of the proposed building and agents of the Developers on the account whatsoever including any accident or other loss. The Developers indemnifies the Owner against any demand and/or claim made by the unit holder in respect of the Developers' allocation.
8. The Developers indemnifies the Owner against any action taken by the Municipality and/or other authority for any illegal or faulty or unsafe construction or otherwise of the building.
9. The Developers hereby agrees with the Owner not to do any act deed or things whereby the Owner will be prevented from enjoying, selling, disposing, assigning of any of Owners' allocation in the property.

ARTICLE VIII : COMMON UNDERSTANDINGS

- a) In case if it is required to pay any outstanding dues to the municipality or any other outgoings and liabilities in respect of the premises till the date the Owner hand over the vacant and peaceful possession of the premises with the tenants to the Developer, then the Owner shall pay such dues and bear the costs and expenses thereof and the Developer shall be liable for the subsequent period, if any. In other word, the Developer shall pay the municipal rates and taxes and electricity bills as outstanding dues of the said premises till the date of handing over possession of the Owners' allocation to the Owner.

- b) The Owner shall be solely and exclusively entitled to the Owners' allocation and the Developer shall be solely and exclusively entitled to the Developers' allocation in the newly constructed building along with common service area as per sanctioned plan.
- c) The Owners' Allocation shall be constructed by the Developer for and on behalf of the Owner. The Developers' allocation of the building shall be constructed by the Developers for and on behalf of itself. The Owner and the Developers shall be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem, fit and proper SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the Ownership schemes. Owner/Developers will also be at liberty to enter into agreement for sale of his /its respective allocation SAVE THAT insofar as the same relates to common areas common expenses and other matter of common interest, the Owner and the Developers shall adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as be drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of Ownership flat buildings in Kolkata.
- d) The Developer shall be entitled to all such monies receivable in respect of the Developers' allocation PROVIDED HOWEVER that the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the units Owner till formation of the society or any Owners association.
- e) The Developers will provide electricity connection for the entire building including the Owners' allocation and the Owner and/or his nominees shall reimburse the Developer, proportionately, the total of

deposits and expenses as be required to obtain electricity from the C.E.S.C or otherwise.

- f) Upon completion of the building and/or floors therein, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the advocate and as in conformity with other buildings containing Ownership flats. The Developer and the Owner and/or their transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management. The Developer will cooperate to form an association.
- g) If so required by the Developer, the Owner shall join and/or cause such persons as may be necessary to join as a confirming parties in any documents conveyance and/or any other documents of transfer that the Developer may enter into with any person who desire to acquire units comprised in the Developers' allocation and similarly, the Developer shall join in respect of the Owners' Allocation.

ARTICLE – IX (COMMON RESTRICTIONS)

1. Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupiers of the building.
2. Neither party shall demolish or permit to demolish any wall or make any structural alteration to the Building.
3. Both parties will jointly form Association and/or common body to look after of the building.
4. Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be

detrimental to the free ingress and egress to the building or part thereof.

- 5 Both parties will bear proportionately tax, maintenance cost, day to day expenditure of their respective allocations from the date of getting their respective allocation.

ARTICLE- X (MISCELLANEOUS)

1 The Owner and the Developer have entered into Agreement purely as a contract and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

2 Save and except this Agreement no Agreement and/or oral representation exist or will have any validity.

3 That the Developer shall be bound to handover physical and khas possession of the Owners' Allocation immediately after completing the proposed project in all respect and after that the Developer shall have the right to handover their allocation to the prospective purchaser(s).

4 That the Developer shall bear alternative accommodation expenses for the land owner from the date of getting physical possession from the land owner till handover the Owners' Allocation and Developer taken over the existing building materials lying and situated at the premises.

5. That the owner shall not be liable under any circumstances in case of any accident or mishaps to be cause during the period of construction of the said building. The Developer shall solely responsible for the same.

ARTICLE- XI (FORCE MAJURE)

The Developer will complete the Owner's Allocation within the stipulated period subject to the circumstances which may be beyond control of the Developer i.e. civil war, Earth Quake, Act of God etc. .

ARTICLE – XII (JURISDICTION)

The Court at Alipore, South 24 Parganas and the High Court at Kolkata will have the exclusive jurisdiction over this Agreement.

ARTICLE XIII : ARBITRATION

All the disputes and differences between the parties hereto in any way relating to this Agreement and/or arising out of the provisions hereof shall be referred to Arbitration to such person or persons as may be mutually accepted, failing which Two Arbitrators, one to be appointed by each of the parties to settle the matter. If they fail then two Arbitrators as appointed by the parties shall be entitled to appoint an umpire. Such Arbitration shall otherwise be in accordance with the Arbitration and Conciliation Act 1996, as amended up to date.

Be it noted that by this development agreement and the related development power of attorney, the developer shall only be entitled to consideration money by executing /final document for of as per provisions laid in the said documents as a developer without getting any ownership of any part of the property under schedule. This development agreement and the related development power of attorney shall never be treated as the agreement /final document for transfer of property between the owner and the developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

THE FIRST SCHEDULE ABOVE REFERRED TO

SCHEDULE ABOVE REFERRED TO

[THE PREMISES]

ALL THAT Bastu Land measuring 03 (Three) Cottahs 13 (Thirteen) Chittacks

15 (Fifteen) Sq. Ft more or less together with Structures measuring 800 Sq. Ft. standing thereon and all easement and using rights over the said property and adjacent common Passages & Road, situated at Mouza-Santoshpur, J.L. No.22, A.D.S.R.O. Sealdah, Pargana-Khaspur, Revenue Survey No. 18, Collectorate Touzi No. 151, comprised in C.S. Dag No. 185(285 in K.M.C. record) under C.S. Khatian No. 284 corresponding to R.S. & L.R. Dag No. 220/1311, under R.S. Khatian No. 634, L.R. Khatian No.1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1952 P.S. Tollygunge, then Jadavpur, thereafter Kasba, then Purba Jadavpur now Survey Park, at present within the limits of The Kolkata Municipal Corporation, portion of K.M.C. Premises No. 90, Avenue South Road, under K.M.C. Ward No. 103, being its Postal Address known as 76, Avenue South (Avenue South Road), P.O. Santoshpur, Kolkata-700 0 75, District : South 24-Parganas, Assessee No -311030800908, which is butted and bounded as follows :

ON THE NORTH BY :: 20'-0" Wide K.M.C. Road.
 ON THE SOUTH BY :: vacant Land & thereafter 20'-0" Wide K.M.C. Road
 & Land & Building of Sri Rabin Chandra Das.
 ON THE EAST BY :: Land & Building of Others, Premises No. 78,
 Avenue South, Kolkata 700075 (Komal Gandhar)
 ON THE WEST BY :: Land & Building of Sri Harekrishna Das, Premises
 No . 74, Avenue South , Kolkata 700075

**SECOND SCHEDULE ABOVE REFERRED TO
 (OWNER'S ALLOCATION)**

The Owners shall entitled –

- (i) Developer shall pay Rs 22,90,000/(Rupees twenty two lakh ninety thousand)only after deducting TDS (10%) to the owner as forfeit money at the time of handing over possession of Owner's allocation to the owner by the Developer in the new building.

(ii) Total 6 flat ---

a) 1(one) South East Side 1 BHK flat at Ground Floor

b) Entire First floor consisting of 3 flats

c) 1(one) South East Side 1 BHK flat at Third floor

d) 1(one) North East Side 2 BHK flat at Third Floor

together with proportionate share of land of the G+ three storied proposed building along with right to use common portion of the building

v) House rent for 3 family from the date of handing over existing vacant possession to the developer by the owners till handover the possession of owner's allocation in the proposed new building.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

Save and except the owner's Allocation, The Developer shall be entitled rest area of the proposed ground plus three storied building i.e

a) 1(one) South East west Side 1 BHK flat at middle side of Ground floor and back side of Car Parking.

b) 3 (Three) cover car parking space

c) Entire second floor consisting of 3 flats

c) 1(one) North West Side 2 BHK flat at Third floor

together with proportionate share of land of the G+ three storied building along with right to use common portion of the building more fully and particularly described in the Third Schedule hereunder written. according the sanctioned plan after providing owner's Allocation.

FOURTH SCHEDULE ABOVE REFERRED TO
(Common Areas & Facilities)

1. AREAS :

a) Entrances and exists to the premises and also to the said unit.

- b) Boundary walls and main gate of the premises.
- c) Stairs, staircase landing, lobbies and corridors on all the floors.
- d) Foundation, columns, girders, beams, supporter's main walls.
- e) Roof and/or terrace of the building.

2. **WATER, PLUMBING AND DRAINAGE :**

- a) Water drainage and sewerage evacuation lines and other installations for the same would be common for the building (except only those as are installed within the exclusive area of any flats and/or exclusively for its use) upto the point of main line.
- b) Water supply lines from the common under ground reservoir to the overhead water tank of the building and system relating thereto including water pump motor, overhead water reservoir together with all common plumbing installations for carriage of water (save only those as are within the exclusive area of any flats and/or exclusively for its use).
- c) Underground water reservoir and overhead water tank.

3. **ELECTRICAL INSTALLATIONS :**

- a) Electrical wiring and other accessories (excluding only those as are installed within the exclusive area of any flats and/or exclusively for its use) together with the space required for installation of the same.
- b) Lighting fixtures and fitting of the common portions of the building.

4. **OTHERS :**

Such other common parts, areas, equipments, installations, fitting fixtures and spaces as are necessary for passage to and/or user of the unit in common by all co-occupants and/or co-users of the building.

**FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)**

- 1) All expenses of maintenance operating replacing white washing, painting, rebuilding, reconstructing decorating redecorating and lighting the common parts, roof and the outer walls of the said building, after handover the newly constructed complete building in all respect to the owner and purchasers.
- 2) All charges and deposits for supplies of common.
- 3) Municipal taxes and other outgoings save those as are separately assessed on the respective unit.
- 4) Costs and charges of establishment for maintenance of the said building.
- 5) All other expenses and outgoings as are deem by the Owners and the purchaser to be necessary or incidental for and regulating, interest, the right of the Purchaser.
- 6) All expenses referred above shall be borne and paid proportionately by the Owners and Developers and/or their respective nominees on and from the date of making over possession of the entire completed building in all respects

SIXTH SCHEDULE ABOVE REFERRED TO

1. Specification of Work:

1 A. Cement	:	P.S.C
1 B. Sand	:	Medium Coarse

1 C.	Stone chips	:	3/4 Pure / 5/8 Pure
1D.	Steel	:	ISI Mark 500 TMT Bars, Durgapur (ISO)/ Captain or SRMB.
1E.	Plumbing	:	Pipe – G.I. Supreme/PVC Oriplast
1F.	Fittings	:	Tap, Showers, Hindware
1G.	Steel Grills	:	Steel 19mm x 5.5mm
2 A)	Structural Construction	::	R.C.C.
2B)	Internal walls	::	75/125 mm thick with cement work
2C)	Surface finish	::	Internal all walls and ceiling Cement Plastered and plaster of parish, outside surface sand, cement plaster and weather coat colour.
2E)	Flooring	::	Marble cut piece in Bed Rooms, Dining cum Drawing, Kitchen, Toilets, Stair and Toilet
2F)	D o o r	::	Door frame shall be Sal Wood all internal doors main door and flash door with godrej lock.
2G)	Window	::	Aluminum sliding window with M.S. grill.
2H)	Kitchen	::	1 No. platform black stone with Granite with 1 No. still sink and wall with glaze tiles upto 4 ft, 1 water tap.
2I)	Toilet (Sanitary)	::	One white porcelain Indian Style commode with concealed water line using P.V.C. pipe 2 nos. tap.

Bath/W.C Complete with P.V.C. low down cistern, wash basin (white),

C.I. pillar cock , Walls will be covered with plain tiles (8"x6") upto 6 ft concealed water line with PVC 2 nos. tap.

2J) Electricals

::

All electric wiring will be concealed using wire of proper gauge (Havel's or Finolax) with points in Bed Room – Two light points & one 5 amp. plug points on board, one fan point in each room, A.C. point in one bed room, one bed switch in each bed room, one bed switch of fan in east bed room, audio system wire ,photo frame light point,.

Dining & Kitchen – 2 Nos. light point, 1 No. fan point, 1 No. exhaust fan point, 2 Nos. Plug point 15 amp.

Toilets & W.C. – 1 No. light point in each, 1 No. exhaust fan point in each. Misc. – 1 no. call bell point, Main switch of adequate capacity.

2K) One Horse Power Pump set to be installed with all necessary Electric Works for supply of water from the underground reservoir to overhead water tank.

2l) overhead water tank:: concrete wall tank.

22) Lift:- Lezar

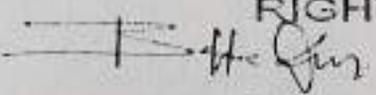
IN WITNESS WHEREOF the parties hereto have executed their respective hands and seals on the day, month, year first above written.

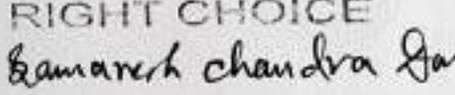
SIGNED & DELIVERED in the presence of :

- 1. Debi Das
25/A Avenue 1st Road
Kol-75
- 2. ~~Pranab~~
Parameswar Sarkar.
Barakamat, Mundalghat
Jalpaigari, West Bengal.
735132

- 1) Sujit Das
- 2) Kalyani Das.
- 3) Snehan Das
- 4) Kipon Das.
- 5) ~~Pranab Das~~
- 6) Shankar Das.
- 7) Suipra Das
- 8) ~~Pranab Das~~
- 9) Sreerama Das

SIGNATURE OF THE OWNER

RIGHT CHOICE

 Partner

RIGHT CHOICE

 Partner

SIGNATURE OF THE DEVELOPER

Drafted by:
 Jyoti Chatterjee
 Hoshi
 WB 166/99
 High Court Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS



Sukhjit Das

Sukhjit Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sree Krishna Das

Sree Krishna Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Brij Lal Das

Brij Lal Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Brij Lal Das

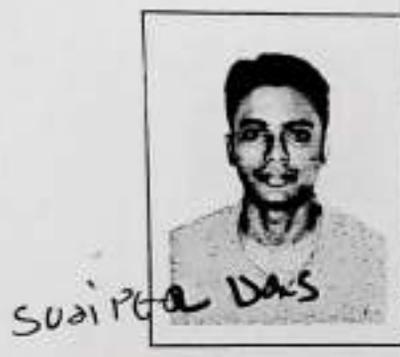
Brij Lal Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



Sarepa

Sarepa Durgambr

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



9830826322

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Tapas Ghoshal

Tapas Ghoshal
9830248583

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Banarshi Chandra Das

Banarshi Chandra Das
01433756662

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

Deed No :	I-1630-01416/2024	Date of Registration	30/04/2024
Query No / Year	1630-2001036590/2024	Office where deed is registered	
Query Date	24/04/2024 2:49:23 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S GHOSH 10 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6291661412, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,08,90,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:4B(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Avenue-South Road, , Premises No: 90, , Ward No: 103 Pin Code : 700075

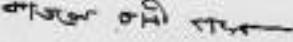
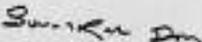
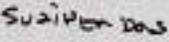
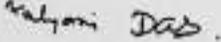
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 13 Chatak 15 Sq Ft		1,03,50,001/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.325Dec	0 /-	103,50,001 /-	

Structure Details :

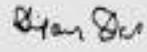
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	0/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	0 /-	5,40,000 /-	

Land Lord Details :

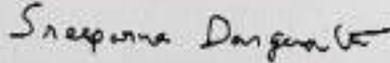
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SUJIT DAS Son of Late MAHANANDA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office		 Captured	<i>Sujit Das</i>
	30/04/2024	30/04/2024	LTI	30/04/2024
76 AVENUE SOUTH, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: EPxxxxxx3H, Aadhaar No: 54xxxxxxxx3475, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri SHRIKRISHNA DAS Son of Late ASHANANDA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office		 Captured	<i>Shrikrishna Das</i>
	30/04/2024	30/04/2024	LTI	30/04/2024
76 AVENUE SOUTH, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: CSxxxxxx7E, Aadhaar No: 52xxxxxxxx0270, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt BIVA RANI DAS Wife of Late BIREN CHANDRA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office		 Captured	<i>Biva Rani Das</i>
	30/04/2024	30/04/2024	LTI	30/04/2024
76 AVENUE SOUTH, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: BUxxxxxx4N, Aadhaar No: 76xxxxxxxx6452, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Smt KAJAL RANI DAS Wife of Late DHIRENDRA CHANDRA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 <small>30/04/2024</small>	 Captured <small>LTI</small> <small>30/04/2024</small>	 <small>30/04/2024</small>
76 AVENUE SOUTH, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: FCxxxxxx9D, Aadhaar No: 56xxxxxxxx6661, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Shri SUVANKAR DAS Son of Late DHIRENDRA CHANDRA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 <small>30/04/2024</small>	 Captured <small>LTI</small> <small>30/04/2024</small>	 <small>30/04/2024</small>
76 AVENUE SOUTH, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: CTxxxxxx9D, Aadhaar No: 61xxxxxxxx7901, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Shri SUDIPTA DAS Son of Late DHIRENDRA CHANDRA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 <small>30/04/2024</small>	 Captured <small>LTI</small> <small>30/04/2024</small>	 <small>30/04/2024</small>
76 AVENUE SOUTH, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: DAxxxxxx9K, Aadhaar No: 59xxxxxxxx9909, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	Smt KALYANI DAS Daughter of Late MAHANANDA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 <small>30/04/2024</small>	 Captured <small>LTI</small> <small>30/04/2024</small>	 <small>30/04/2024</small>

76 AVENUE SOUTH, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: CDxxxxxx5N, Aadhaar No: 31xxxxxxxx7166, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office

8	Name	Photo	Finger Print	Signature
Shri DIPON DAS Son of Late DULU DAS ALIAS DULAL CHANDRA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 <small>30/04/2024</small>	 Captured <small>LTI 30/04/2024</small>	 <small>30/04/2024</small>	

76 AVENUE SOUTH, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: BExxxxxx7Q, Aadhaar No: 65xxxxxxxx1845, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office

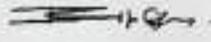
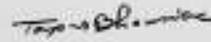
9	Name	Photo	Finger Print	Signature
Smt SREEPARNA DASGUPTA Wife of Shri KOUSTAV DASGUPTA Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 <small>30/04/2024</small>	 Captured <small>LTI 30/04/2024</small>	 <small>30/04/2024</small>	

Q 45 BAISHNABGHATA PATULI TOWNSHIP, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: BDxxxxxx7R, Aadhaar No: 45xxxxxxxx4007, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office

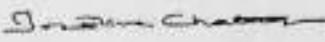
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RIGHT CHOICE 25/A AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BAPPA DAS (Presentant) Son of Late SATYARANJAN DAS Date of Execution - 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024, Place of Admission of Execution: Office	 <small>Apr 30 2024 12:25PM</small>	 Captured <small>LTI 30/04/2024</small>	 <small>30/04/2024</small>
	28 LAKE TERRACE, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AGxxxxxx6R, Aadhaar No: 57xxxxxxxx9347 Status : Representative, Representative of : RIGHT CHOICE (as PARTNER)			
2	Name TAPAS BHOWMICK Son of Late GOUR GOPAL BHOWMICK Date of Execution - 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024, Place of Admission of Execution: Office	 <small>Apr 30 2024 12:36PM</small>	 Captured <small>LTI 30/04/2024</small>	 <small>30/04/2024</small>
	9 KABI SUKANTA ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: Alxxxxxx4K, Aadhaar No: 88xxxxxxxx5041 Status : Representative, Representative of : RIGHT CHOICE (as PARTNER)			
3	Name Mr SAMARESH CHANDRA DAS Son of Late SURESH CHANDRA DAS Date of Execution - 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024, Place of Admission of Execution: Office	 <small>Apr 30 2024 12:27PM</small>	 Captured <small>LTI 30/04/2024</small>	 <small>30/04/2024</small>
	25/A AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AOxxxxxx5D, Aadhaar No: 96xxxxxxxx5599 Status : Representative, Representative of : RIGHT CHOICE (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
INDIRA CHATTERJEE Daughter of MIHIR CHATTERJEE City:- Not Specified, P.O:- SANTOSH PUR, P.S.-Purba Jodabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075		 Captured	
	30/04/2024	30/04/2024	30/04/2024
Identifier Of Shri SUJIT DAS, Shri SHRIKRISHNA DAS, Smt BIVA RANI DAS, Smt KAJAL RANI DAS, Shri SUVANKAR DAS, Shri SUDIPTA DAS, Smt KALYANI DAS, Shri DIPON DAS, Smt SREEPARNA DASGUPTA, Mr BAPPA DAS, TAPAS BHOWMICK, Mr SAMARESH CHANDRA DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SUJIT DAS	RIGHT CHOICE-0.702778 Dec
2	Shri SHRIKRISHNA DAS	RIGHT CHOICE-0.702778 Dec
3	Smt BIVA RANI DAS	RIGHT CHOICE-0.702778 Dec
4	Smt KAJAL RANI DAS	RIGHT CHOICE-0.702778 Dec
5	Shri SUVANKAR DAS	RIGHT CHOICE-0.702778 Dec
6	Shri SUDIPTA DAS	RIGHT CHOICE-0.702778 Dec
7	Smt KALYANI DAS	RIGHT CHOICE-0.702778 Dec
8	Shri DIPON DAS	RIGHT CHOICE-0.702778 Dec
9	Smt SREEPARNA DASGUPTA	RIGHT CHOICE-0.702778 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SUJIT DAS	RIGHT CHOICE-88.88888900 Sq Ft
2	Shri SHRIKRISHNA DAS	RIGHT CHOICE-88.88888900 Sq Ft
3	Smt BIVA RANI DAS	RIGHT CHOICE-88.88888900 Sq Ft
4	Smt KAJAL RANI DAS	RIGHT CHOICE-88.88888900 Sq Ft
5	Shri SUVANKAR DAS	RIGHT CHOICE-88.88888900 Sq Ft
6	Shri SUDIPTA DAS	RIGHT CHOICE-88.88888900 Sq Ft
7	Smt KALYANI DAS	RIGHT CHOICE-88.88888900 Sq Ft
8	Shri DIPON DAS	RIGHT CHOICE-88.88888900 Sq Ft
9	Smt SREEPARNA DASGUPTA	RIGHT CHOICE-88.88888900 Sq Ft

On 30-04-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:10 hrs on 30-04-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr BAPPA DAS .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,08,90,001/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 30/04/2024 by 1. Shri SUJIT DAS, Son of Late MAHANANDA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Shri SHRIKRISHNA DAS, Son of Late ASHANANDA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 3. Smt BIVA RANI DAS, Wife of Late BIREN CHANDRA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 4. Smt KAJAL RANI DAS, Wife of Late DHIRENDRA CHANDRA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 5. Shri SUVANKAR DAS, Son of Late DHIRENDRA CHANDRA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 6. Shri SUDIPTA DAS, Son of Late DHIRENDRA CHANDRA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 7. Smt KALYANI DAS, Daughter of Late MAHANANDA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 8. Shri DIPON DAS, Son of Late DULU DAS ALIAS DULAL CHANDRA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 9. Smt SREEPARNA DASGUPTA, Wife of Shri KOUSTAV DASGUPTA, Q 45 BAISHNABGHATA PATULI TOWNSHIP, P.O: PANCHASAYAR, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Professionals

Indetified by INDIRA CHATTERJEE . . . Daughter of MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 30-04-2024 by Mr BAPPA DAS, PARTNER, RIGHT CHOICE (Partnership Firm), 25/A AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by INDIRA CHATTERJEE . . . Daughter of MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

Execution is admitted on 30-04-2024 by TAPAS BHOWMICK, PARTNER, RIGHT CHOICE (Partnership Firm), 25/A AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by INDIRA CHATTERJEE . . . Daughter of MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

Execution is admitted on 30-04-2024 by Mr SAMARESH CHANDRA DAS, PARTNER, RIGHT CHOICE (Partnership Firm), 25/A AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by INDIRA CHATTERJEE . . . Daughter of MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/04/2024 12:11PM with Govt. Ref. No: 192024250029614248 on 27-04-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 5251464055523 on 27-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 19523, Amount: Rs.100.00/-, Date of Purchase: 25/04/2024, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/04/2024 12:11PM with Govt. Ref. No: 192024250029614248 on 27-04-2024, Amount Rs: 19,920/-, Bank: SBI EPay (SBIPay), Ref. No. 5251464055523 on 27-04-2024, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2024, Page from 38911 to 38966

being No 163001416 for the year 2024.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2024.05.06 12:14:09 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 06/05/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.